

**OWNER'S CERTIFICATION**  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 WHEREAS, Fort Worth Independent School District is the owner of a 4.132 acre (180,000 square foot) tract of land situated in the Andrew T. Card Survey, Abstract No. 389 and the Pleasant Moore Survey, Abstract No. 1008, Tarrant County, Texas; said tract being all of Lots 1 through 24, Block 48, Rosen Heights, 1st Filing, an addition to the City of Fort Worth, Texas according to the plat recorded in Volume 106, Page 56 of the Plat Records of Tarrant County, Texas; said tract also being all of that 20-foot wide alley vacated by City Ordinance No. \_\_\_\_\_; said tract also being all of those tracts of land described in Deeds to Fort Worth Independent School District recorded in Volume 175, Page 477; Volume 1274, Page 327; Volume 782, Page 568; Volume 795, Page 601; Volume 338, Page 14; Volume 701, Page 301; Volume 701, Page 299; Volume 898, Page 590; Volume 782, Page 569 and Volume 318, Page 340, all of the Deed Records of Tarrant County, Texas; said 4.132 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the intersection of the north right-of-way line of NW 26th Street (a 60-foot wide right-of-way) and the east right-of-way line of McKinley Avenue (a 60-foot wide right-of-way); said point being the southwest corner of Lot 13 of said Block 48;

THENCE, North 00 degrees, 08 minutes, 26 seconds West, along the said east line of McKinley Avenue and the west line of said Block 48, a distance of 600.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for corner at the intersection of the south right-of-way line of NW 27th Street and the said east line of McKinley Avenue; said point being the northwest corner of Lot 24 of said Block 48;

THENCE, North 89 degrees, 51 minutes, 34 seconds East, along the said south line of NW 27th Street and the north line of said Block 48, a distance of 300.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for corner at the intersection of the said south line of NW 27th Street and the west right-of-way line of Roosevelt Avenue (a 60-foot wide right-of-way); said point being the northeast corner of Lot 12 of said Block 48;

THENCE, South 00 degrees, 08 minutes, 26 seconds East, along the said west line of Roosevelt Avenue and the east line of said Block 48, a distance of 600.00 feet to a 1/2-inch iron rod with 'PACHECO KOCH' cap set for corner at the intersection of the said north line of NW 26th Street and the said west line of Roosevelt Avenue; said point being the southeast corner of Lot 1 of said Block 48;

THENCE, South 89 degrees, 51 minutes, 34 seconds West, along the said north line of NW 26th Street and the south line of said Block 48, a distance of 300.00 feet to the POINT OF BEGINNING;

CONTAINING: 180,000 square feet or 4.132 acres of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS  
 COUNTY OF TARRANT  
 NOW, AND THEREFORE, know all men by these presents that, Fort Worth Independent School District does hereby adopt this plat as LOT 1R, BLOCK 48, ROSEN HEIGHTS, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Fort Worth Independent School District

By: \_\_\_\_\_  
 Name: Robert J. Palmer  
 Title: Senior Officer, FWSD Capital Improvement Program

STATE OF TEXAS  
 COUNTY OF TARRANT  
 BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert J. Palmer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**Water / Wastewater Impact Fees**  
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

**Utility Easements**  
 Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**Site Drainage Study**  
 A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**Private Common Areas and Facilities**  
 The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**Building Permits**  
 No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

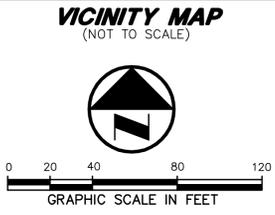
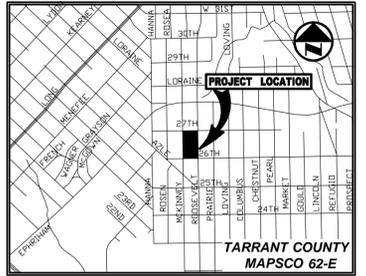
**Construction Prohibited Over Easements**  
 No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Sidewalks**  
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per 'City Development Design Standards'.

**Covenants or Restrictions are Un-altered**  
 This Replat does not vacate the previous 'Plat of Record' governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**Transportation Impact Fees**  
 The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

**P.R.V. Required**  
 P.R.V.'s will be required if water pressure exceeds 80 P.S.I.



**LEGEND**

- IRS 1/2-INCH IRON ROD
- W/PACHECO KOCH' CAP SET (UNLESS OTHERWISE NOTED)
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EXISTING EASEMENT LINE
- CENTER LINE
- SURVEY ABSTRACT LINE

**AREA TABLE**

	ACRES	SQUARE FEET
LOT 1R GROSS	4.132	180,000
R.O.W. DEDICATION	0.004	200
LOT 1R NET	4.128	179,800

**NOTES**

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on March 24th, 2014 with an applied combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and incorporated Areas, Map No. 48439C0190K, Community-Panel No. 480596 0190 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:  
  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Compliance with Ordinance No. 18615-05-2009 regarding urban forestry shall be required for this site.

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF TARRANT  
 I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on March 24th, 2014, and that all corners are shown hereon;



**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 RELEASED 9/9/14.  
 Michael Larry Lewis, Jr.  
 Registered Professional Land Surveyor No. 5773

STATE OF TEXAS  
 COUNTY OF TARRANT  
 BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas  
 My Commission Expires: \_\_\_\_\_

**FINAL PLAT**  
**LOT 1R, BLOCK 48**  
**ROSEN HEIGHTS**  
 BEING A REPLAT OF ALL OF BLOCK 48, ROSEN HEIGHTS, 1ST FILING AND ALL OF A 20-FOOT ALLEY LOCATED IN THE CITY OF FORT WORTH, TEXAS AND BEING OUT OF THE ANDREW T. CARD SURVEY, ABSTRACT NO. 389 AND THE PLEASANT MOORE SURVEY - ABSTRACT NO. 1008 TARRANT COUNTY, TEXAS

**FORT WORTH**  
 CITY PLAN COMMISSION  
 CITY OF FORT WORTH, TEXAS  
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: \_\_\_\_\_

By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Secretary

OWNER:  
 FORT WORTH INDEPENDENT SCHOOL DISTRICT  
 100 NORTH UNIVERSITY DRIVE  
 FORT WORTH, TX 76107  
 817-871-2000

SURVEYOR:  
 PACHECO KOCH CONSULTING ENGINEERS, INC.  
 6100 WESTERN PLACE, STE 1001  
 FORT WORTH, TX 76107  
 817-412-7155  
 CONTACT: MICHAEL L. LEWIS, JR.

LOT 1R, BLOCK 48  
 ROSEN HEIGHTS  
 REF. CASE NO.:  
 FS-14-096  
 VA-14-014

**Pacheco Koch** 6100 WESTERN PLACE, SUITE 1001  
 FORT WORTH, TX 76107 817-412-7155  
 TX REG. ENGINEERING FIRM F-469  
 DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-10089001

DRAWN BY MCB	CHECKED BY MLL	SCALE 1"=40'	DATE 04/22/2014	JOB NUMBER 3533-14.103
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FILED FOR RECORD IN DOCUMENT NO. \_\_\_\_\_, O.P.R.T.C.T., DATE \_\_\_\_\_